

SOLANA AT HERONS GLEN HOMEOWNER'S ASSOCIATION

MINUTES

SPECIAL DIRECTOR'S MEETING (Per Article V of Bylaws)

Wednesday, January 4th

5:00 PM

Ball Room

Board of Directors

President: Don Clifton

Vice President: Pat Roth

Treasurer: Bob Barney

Secretary: Bob Ruda

Board Members: Charlies Ruffner

ARC Committee: Charlies Ruffner, Pat Roth

- Call to Order

- Pledge of Allegiance

- Establish a Quorum (majority of directors)

- Old Business
 - o Approval of 11-30-22 Minutes

Motion to approve by Don Clifton, seconded by Pat Roth. Unanimous

- New Business
 - o Introduction of Roofing Company Representatives
 - o Dry Roofing - Sam Mparaganda CMR - Tim Berry

An extensive discussion ensued with the roofing representatives answering questions from the Board as well as from the Solana members in attendance. Issues raised concerned timing of roof

repairs/replacement, coordination of old & new tiles on the same roof structure, the addition of ridge rows to facilitate piecemeal roof repairs/replacement, types of materials and construction methods. Slight variations in tile & grout color are to be expected due to different tile lots, different grout batches, and different installation dates due to normal weathering. There was mention repeatedly of the overall Solana roof insurance/repair, replacement responsibilities per the Covenants are not an ideal situation, but we must work together to find the best solutions to any problems for the general community.

There was discussion that another Board meeting may be needed to perhaps take Board action on these roofing issues so that hurricane repair work can be commenced as soon as practical.

The meeting adjourned at 6:52 pm on a motion by Don Clifton, seconded by Pat Roth and accepted unanimously.

Minutes submitted by Robert Ruda, Secretary